

HALIFAX

Public Hearing Case 23058

Development Agreement for PID
40109308 – vacant lot at the foot of
Millwood Drive on the south side of
Sackville Dr, Middle Sackville

North West Community Council
February 28, 2022

Slide 1

Applicant Proposal

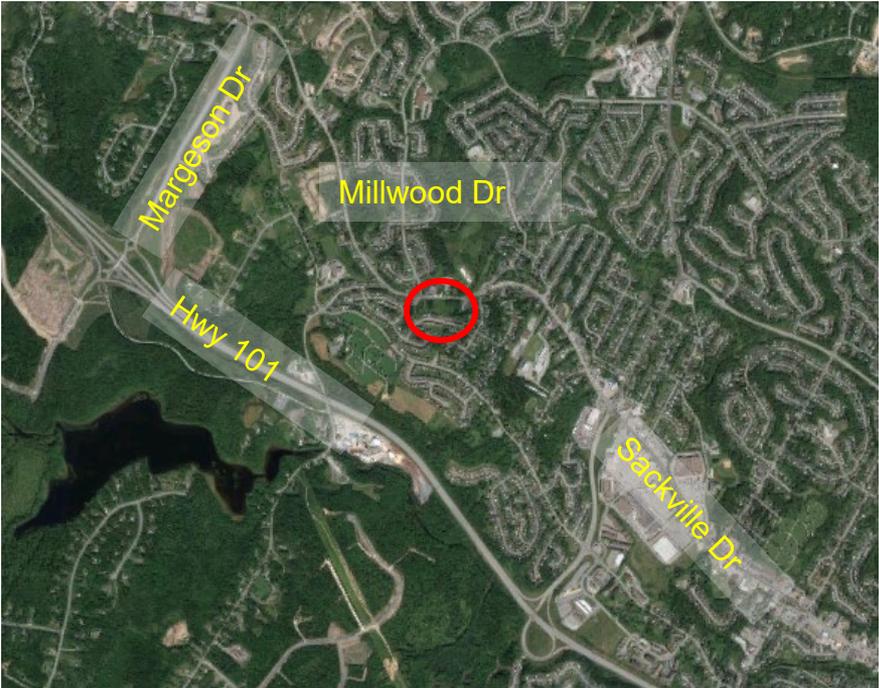
Applicant: KVM Consultants Ltd.

Location: PID 40109308 – vacant lot at the foot of Millwood Drive on the south side of Sackville Dr, Middle Sackville

Proposal: Construct two 4-storey apartment buildings with a total of 100 units.



Site Context



General Site location in Red



Site Boundaries in Red

Site Context/Photos



Planning Policy Outline

Regional Plan & Subdivision Bylaw

Guide where population growth and the investment of services like transit, piped water and sewer should occur

Community Plan

Outlines where and how different types of development may occur. Particular uses may not be permitted in some areas, other uses may only be allowed by going to Council for approval and getting feedback from the community

Land Use Bylaw (Zoning)

Specifies what can be approved without going to Council and seeking feedback from the public

Policy & Bylaw Overview

Sackville MPS & LUB



Municipal Sewer and Water



Zone

R-6 (Rural Residential) Zone



Designation

Urban Residential



Existing Use

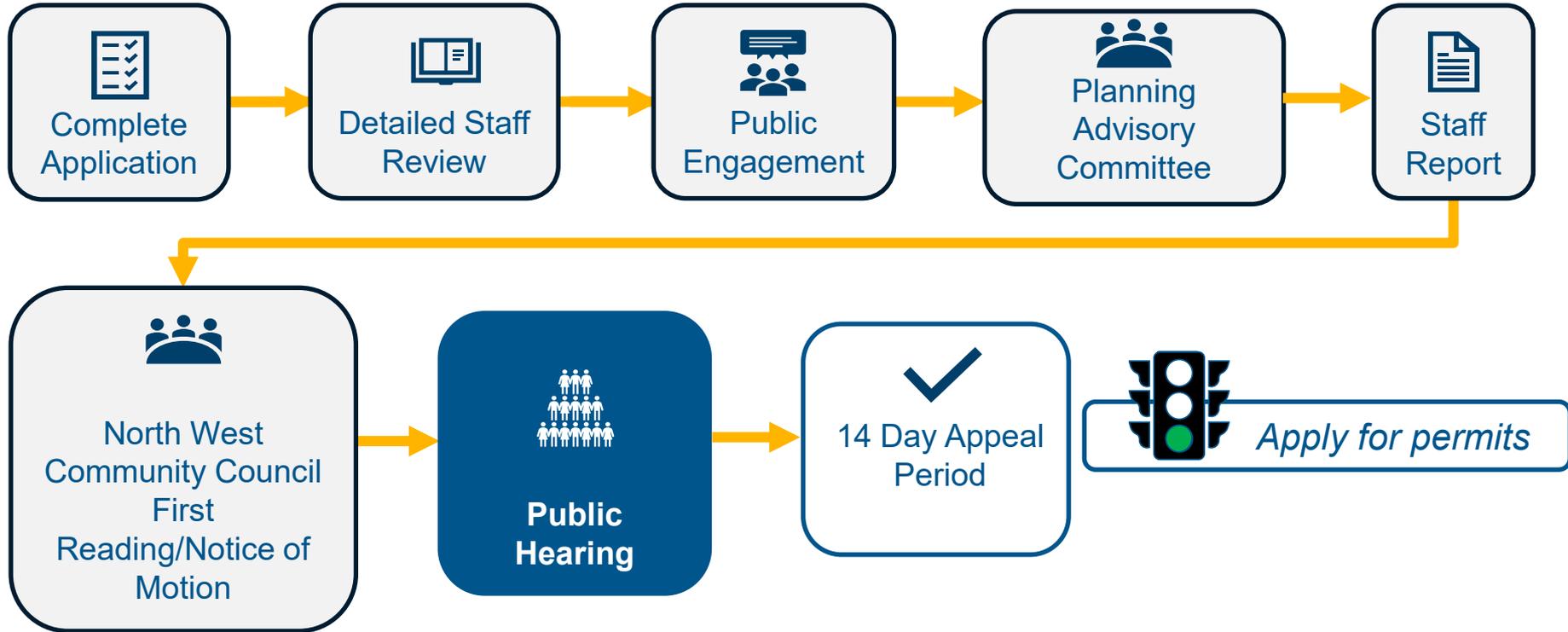
Vacant Land



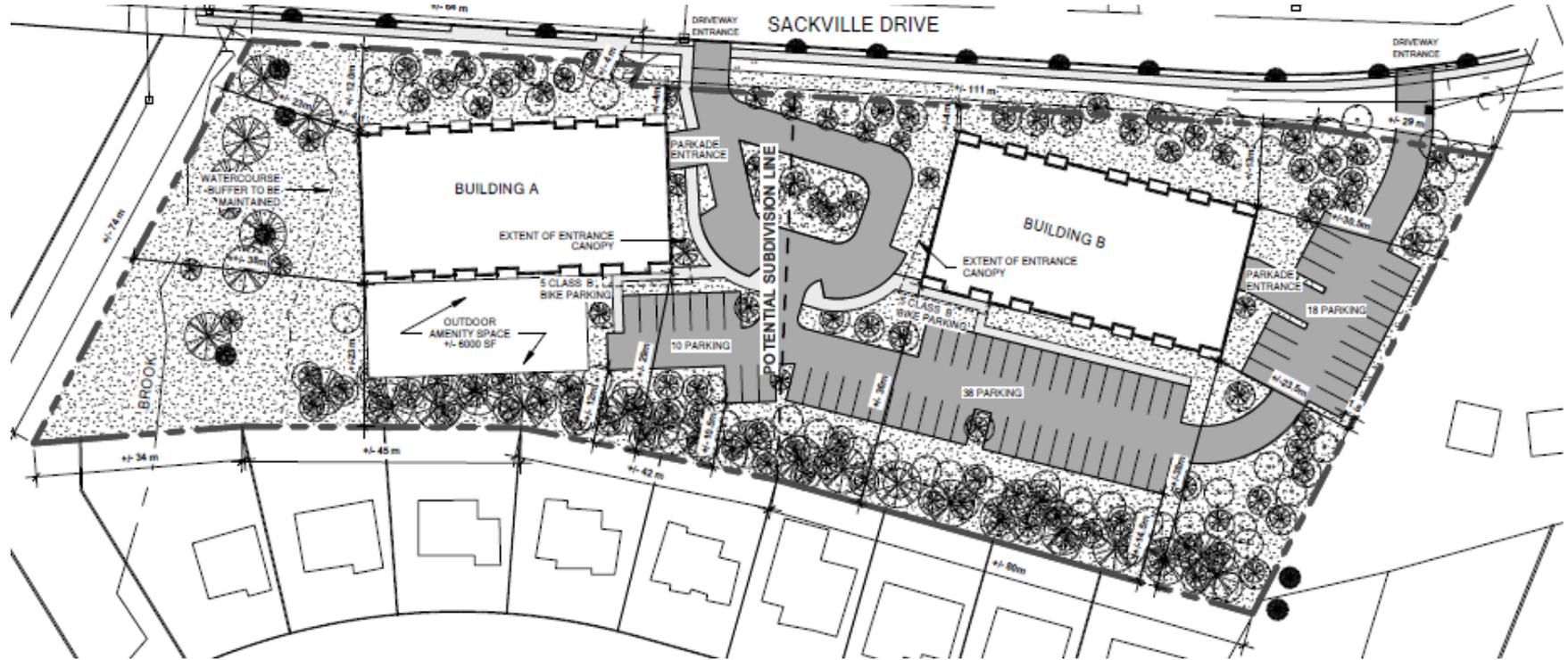
Enabling Policy

UR-8 : Development of Multiple Unit Buildings

Planning Process (with a PAC)



Proposal



Proposal



Policy Consideration

Sackville Municipal Planning Strategy - Sackville LUB

Enabling Policy UR-8:

Development of multi-unit buildings over 6-units requires Council's approval. In consider such requests, Council shall consider the following in their decision on a Development Agreement:

- Compatibility with adjacent land uses;
- Height, massing, and appearance;
- Site design and landscaping;
- Amenity space;
- Traffic impacts; and
- Adequacy of surrounding services (sewer, water, recreation, transit, etc.)

Public Engagement Feedback

- Level of engagement completed was **consultation** achieved through **a mail out notification** and **a virtual meeting (April 7, 2021)**
- Feedback from the community generally included the following:
 - Impact on abutting single unit dwellings (noise and privacy)
 - Traffic
 - Impact on school enrollment

Notifications
Mailed



Individual Contacts
(Phone Calls & Email)



Webpage Views



Virtual PIM



PAC Recommendation

May 5, 2021

The North West PAC provided the following feedback:

Recommended that the application be approved with the following considerations:

- Mitigating light pollution on Baker Drive;
- Reducing impacts on schools;
- Traffic mitigation; and
- Providing an adequate buffer to reduce noise and provide privacy for residents on Baker Drive

Amendments Responding to Consultation

- **Lighting**

- Agreement requires lighting to be diverted away from streets and adjacent lots/buildings. Lighting plan to be submitted at permitting confirming this.

- **Landscaping**

- A 7.62 m (25 ft.) landscape buffer is required along the rear property line abutting the dwellings on Baker Street. This buffer requires a 1.8 m (6 ft.) fence (wood or stone, not chain-link) and min 1.5 m (5 ft.) tall coniferous trees spaced every 4 square metres (43 sq. ft.).

Summary: Key Aspects of the Proposed Development

- **Building Design**

- 13.4 metres maximum height of both buildings
- Maximum total lot coverage of 20% and minimum setback distances of 23 and 36 metres from rear property line abutting Baker Drive dwellings.

- **Density**

- Maximum of 50 units per building (100 total units)

- **Amenity/Landscaping**

- 1,243 square metres of total amenity space, both indoor and outdoor
- 7.62m landscape buffer at rear of property that includes fencing and dense landscaping

Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing. Instead, Community Council could authorize this change by resolution.

As proposed, Non-Substantive Amendments within this agreement include the following:

- Changes to the landscaping requirements; and
- Extension to the dates of commencement and completion of development

Staff Recommendation

Staff recommend that North West Community Council:

- Approve the proposed development agreement as set out in Attachment A of the staff report dated January 17, 2022

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Thank You

Dean MacDougall



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